



FORMER TEAGASC LANDS, KINSEALY

Part V Housing Allocation

Proposed Development on behalf of The Land Development Agency.

February 2025

Development Team

Developer:	The Land Development Agency
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Planning Consultant:	Declan Brassil Planning Consultants
Environmental Consultant:	TMS Environmental Ltd.
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Civil/Structural Engineer:	CS Consulting Group Engineers
M&E Engineer & Sustainability:	Delap & Waller M&E and Sustainability Consultants
Archaeology:	Courtney Deery Heritage Consultancy Ltd.
Arborist:	Arborist Associates Ltd.

Disclaimer

The diagrams and images presented in this report are intended for illustrative purposes only. For more detailed information, please consult the accompanying drawing package and particulars.



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1.0 INTRODUCTION

Under Part V of the Planning and Development Act 2000 (as amended), developers are required to enter into an agreement with the Local Authority to allocate 20% of their housing development for social and/or affordable housing. At least half of this allocation must be dedicated to social housing, while the remainder can be allocated to affordable housing options, such as affordable purchase or cost rental.

In this development, a total of 193 homes are proposed, of these, 79.3% are proposed to be Cost-Rental Homes with 40 units (20.7%) designated as Part V Social Housing. These 40 units exceed the minimum requirement by 2 units. The proposed units consist of 20 no. two-bedroom, age-friendly ground floor apartments and 20 no. three-bedroom duplex units. These homes are distributed across 10 Duplex Blocks, dispersed throughout the development to enhance community integration and inclusivity.

Overall No. of Homes:	193 Units
Part V requirement @ 20%:	38 Units
Part V Units provided:	40 Units

20 no. Own-door Ground Floor 2-Bed Apartments.
 20 no. Own-door 3-Bed Duplex Units.

20 no. units are designed as age-friendly homes and are own-door ground floor apartments.



Figure 1.0 - Duplex Blocks along the Greenway.



Figure 1.1 - Locations of the Part V units are highlighted in pink.

2.1 Duplex Block A1

Total of 4 homes comprising:

Ground Floor Apartments

Unit 154 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 157 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

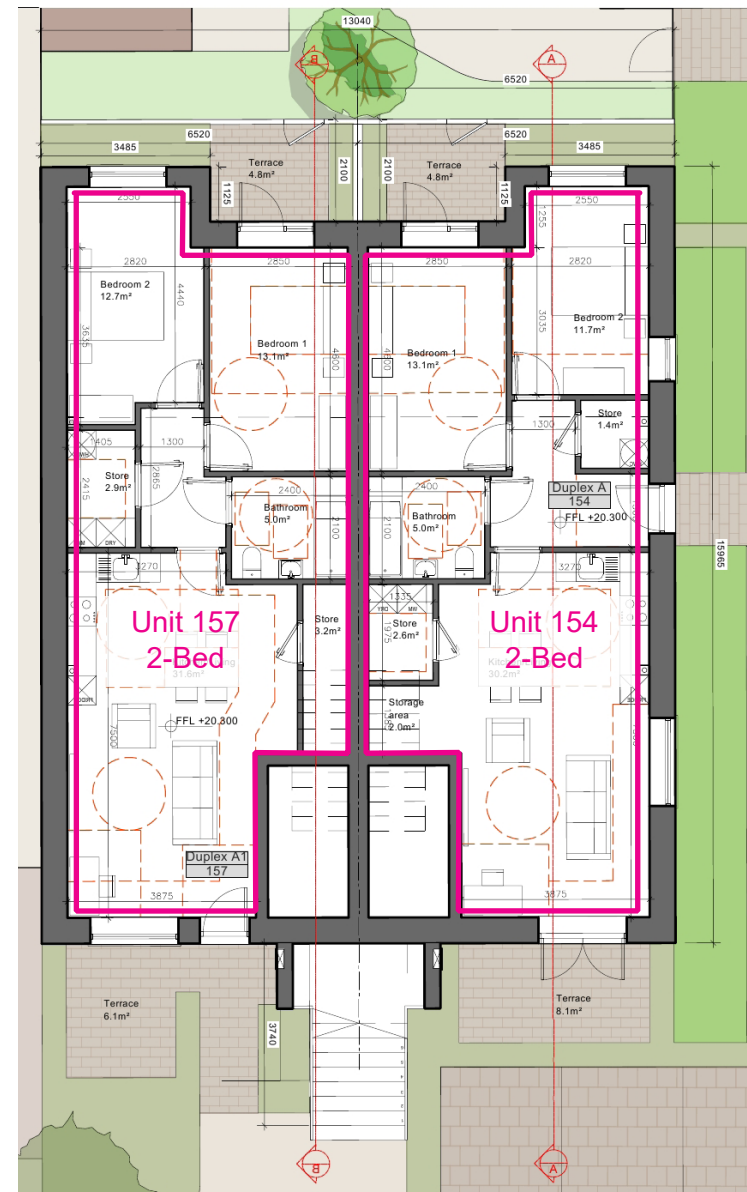
Unit 155 (2 Storey) - 3-Bed, 112.4 sqm

Unit 156 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

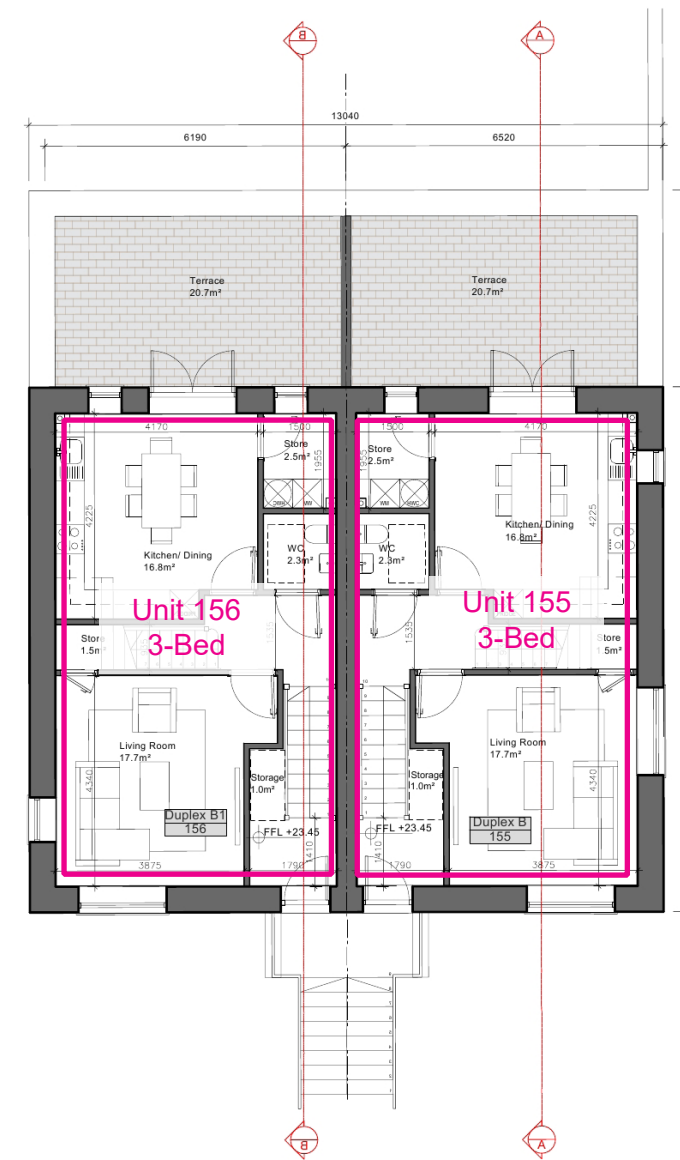


Figure 2.0 - Location of duplex block A1 (highlighted in pink).



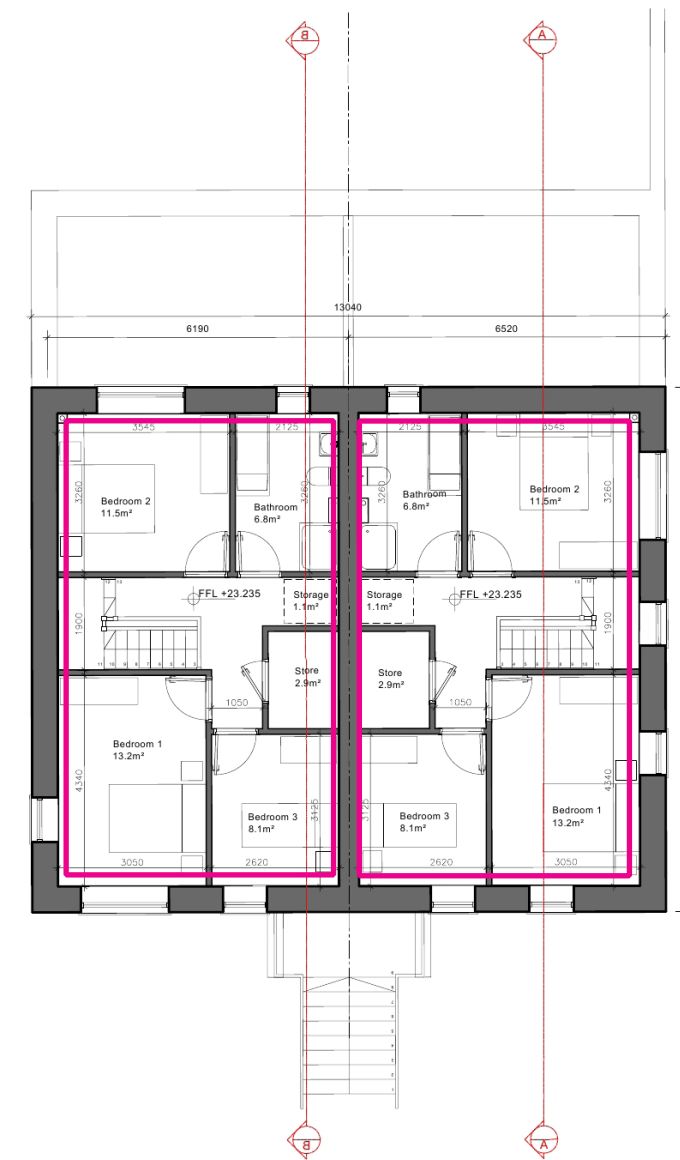
GROUND FLOOR PLAN
UNIT 157 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 154 (2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 156 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 155 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 156 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 155 (3 Bed Duplex.)
Area : 56.2 sqm

2.0 DUPLEX FLOOR PLANS

2.2 Duplex Block A2

Total of 4 homes comprising:

Ground Floor Apartments

Unit 158 (Age-Friendly) - 2-Bed, 76.4 sqm
 Unit 161 (Age-Friendly) - 2-Bed, 76.4 sqm

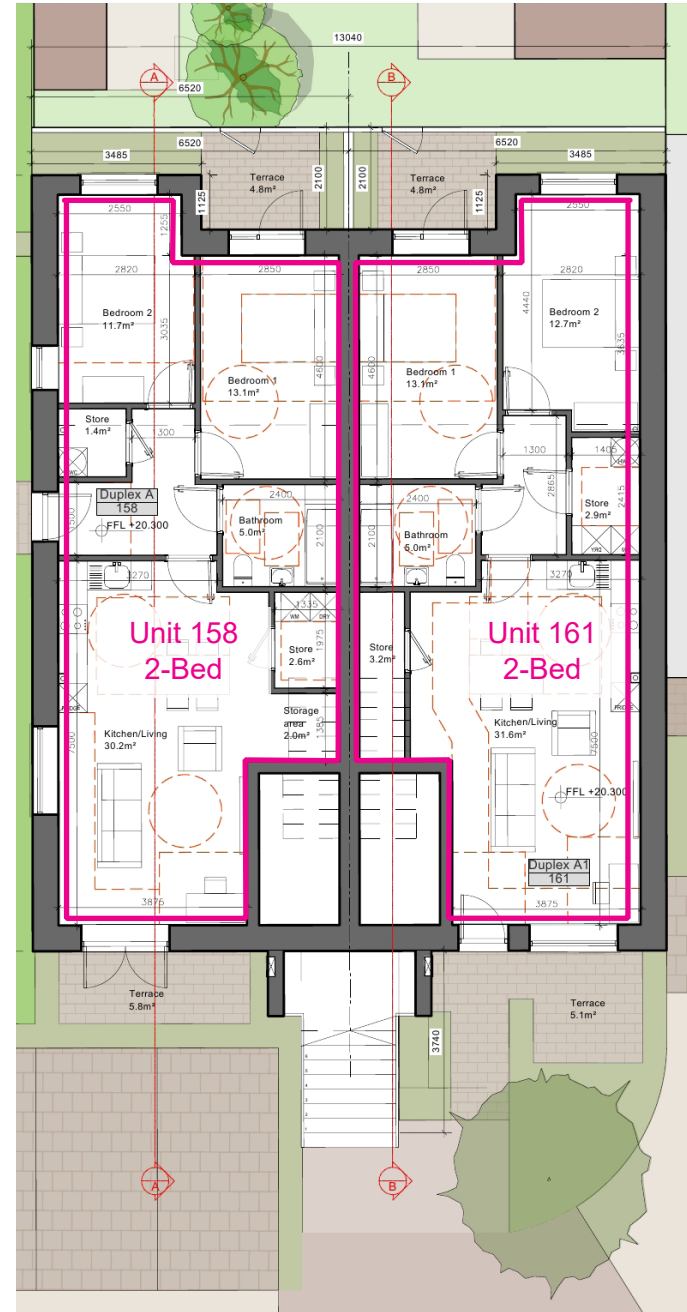
First Floor Duplex Units

Unit 159 (2 Storey) - 3-Bed, 112.4 sqm
 Unit 160 (2 Storey) - 3-Bed, 112.4 sqm

 Gross Floor Area

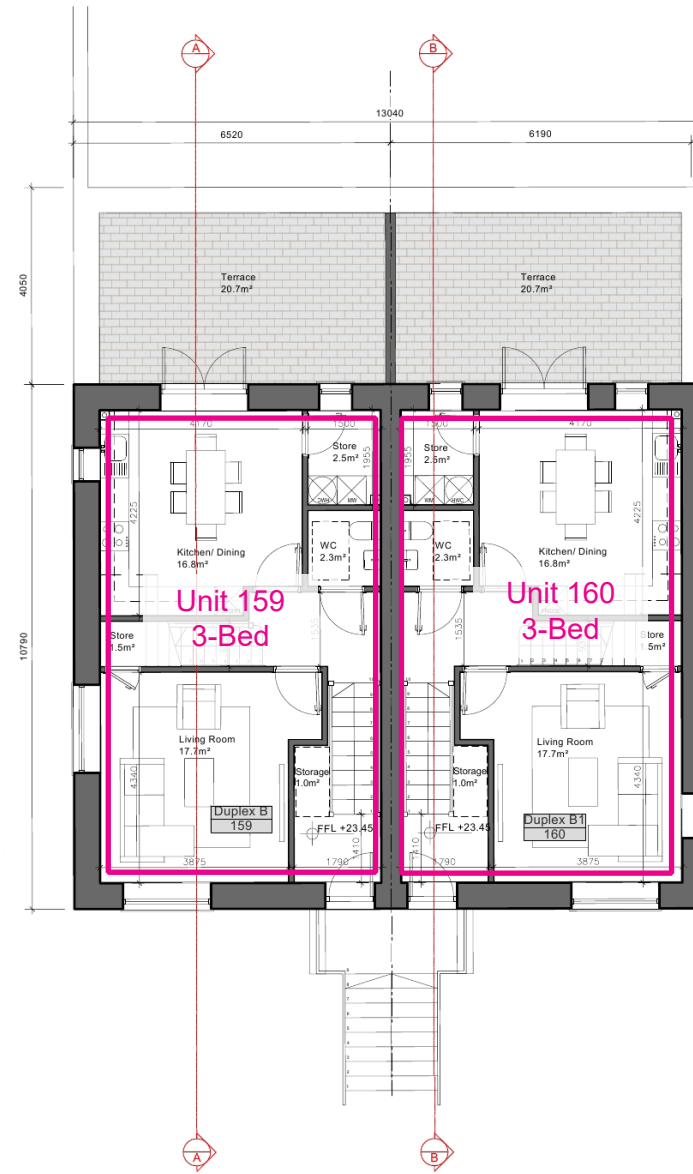


Figure 2.1 - Location of duplex block A2 (highlighted in pink).



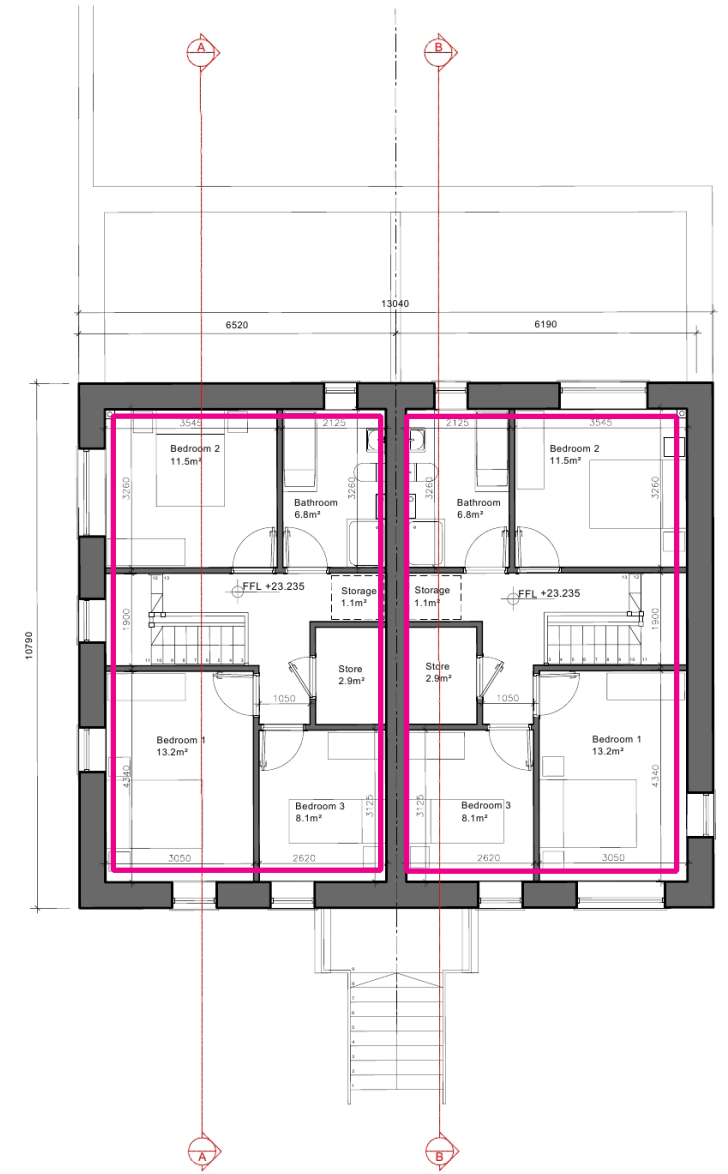
GROUND FLOOR PLAN
 UNIT 158 (2 Bed Apt.)
 Area : 76.4 sqm

GROUND FLOOR PLAN
 UNIT 161 (2 Bed Apt.)
 Area : 76.4 sqm



FIRST FLOOR PLAN
 UNIT 159 (3 Bed Duplex.)
 Area : 56.2 sqm

FIRST FLOOR PLAN
 UNIT 160 (3 Bed Duplex.)
 Area : 56.2 sqm



SECOND FLOOR PLAN
 UNIT 159 (3 Bed Duplex.)
 Area : 56.2 sqm

SECOND FLOOR PLAN
 UNIT 160 (3 Bed Duplex.)
 Area : 56.2 sqm

2.3 Duplex Block B1

Total of 4 homes comprising:

Ground Floor Apartments

Unit 162 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 165 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

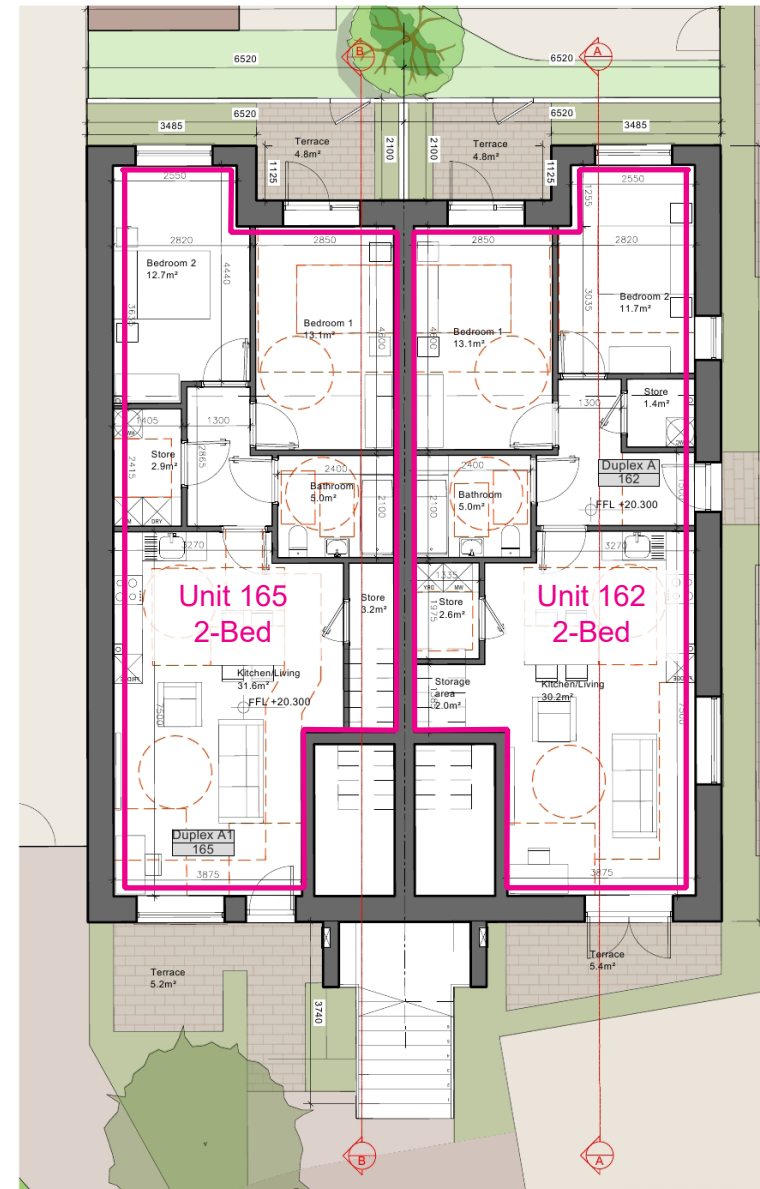
Unit 163 (2 Storey) - 3-Bed, 112.4 sqm

Unit 164 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

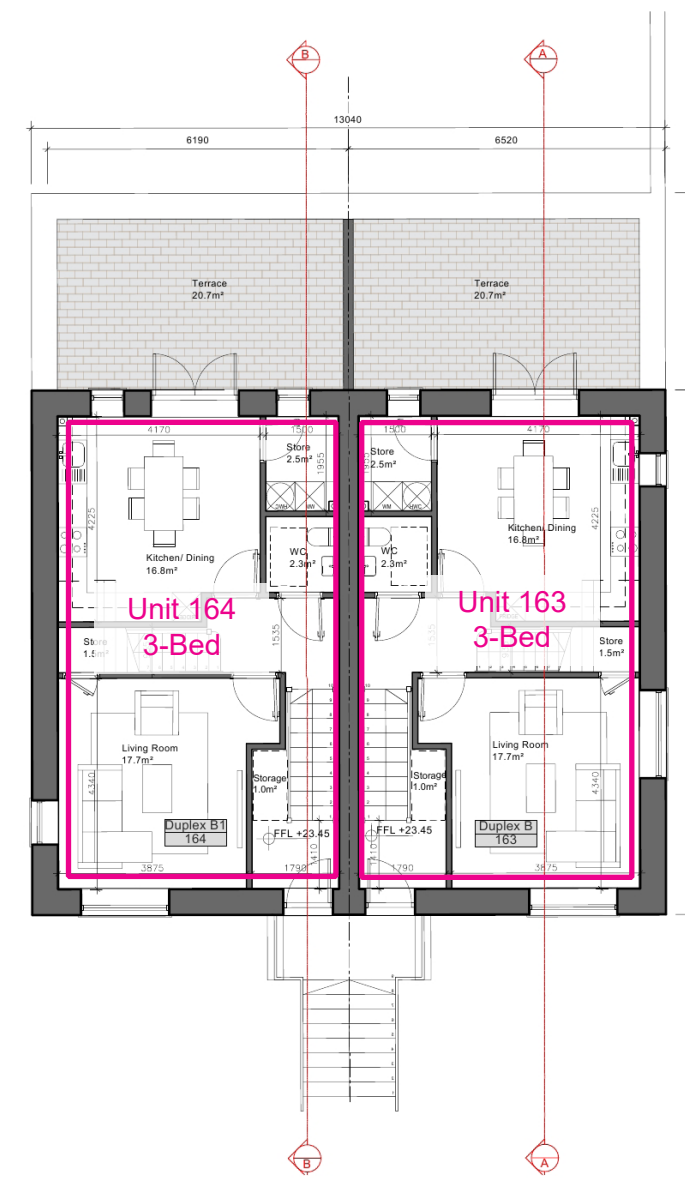


Figure 2.2 - Location of duplex block B1 (highlighted in pink).



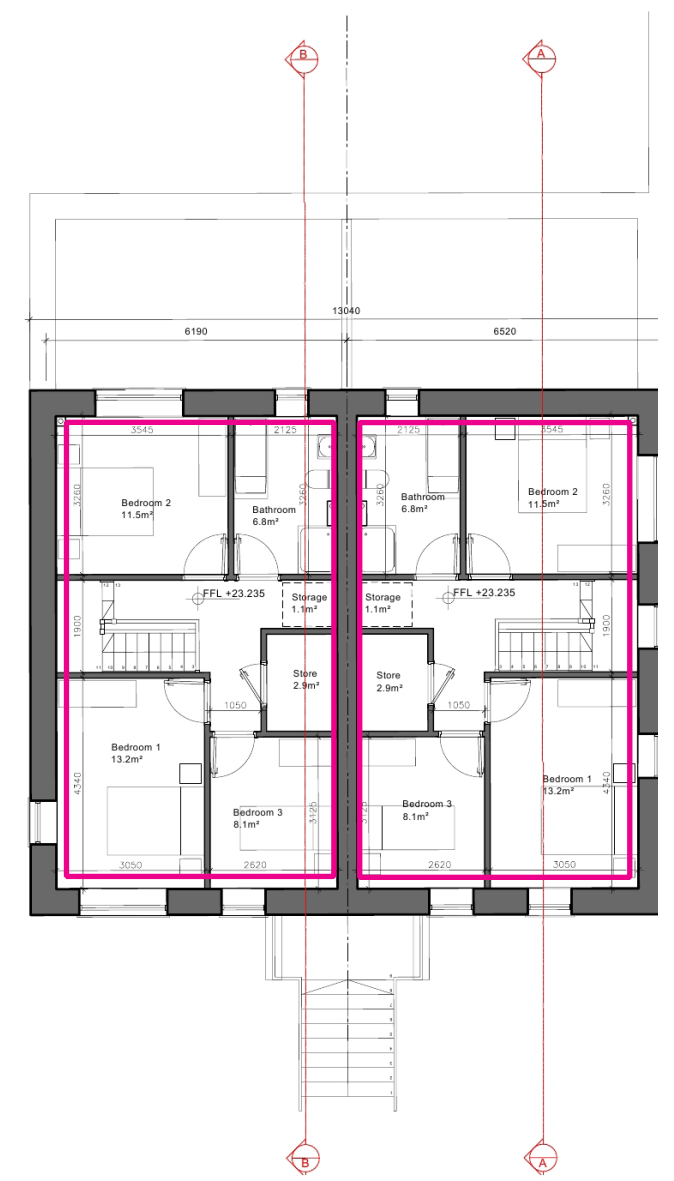
GROUND FLOOR PLAN
UNIT 165 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 162(2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 164 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 163 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 164 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 163 (3 Bed Duplex.)
Area : 56.2 sqm

2.0 DUPLEX FLOOR PLANS

2.4 Duplex Block B2

Total of 4 homes comprising:

Ground Floor Apartments

Unit 166 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 169 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

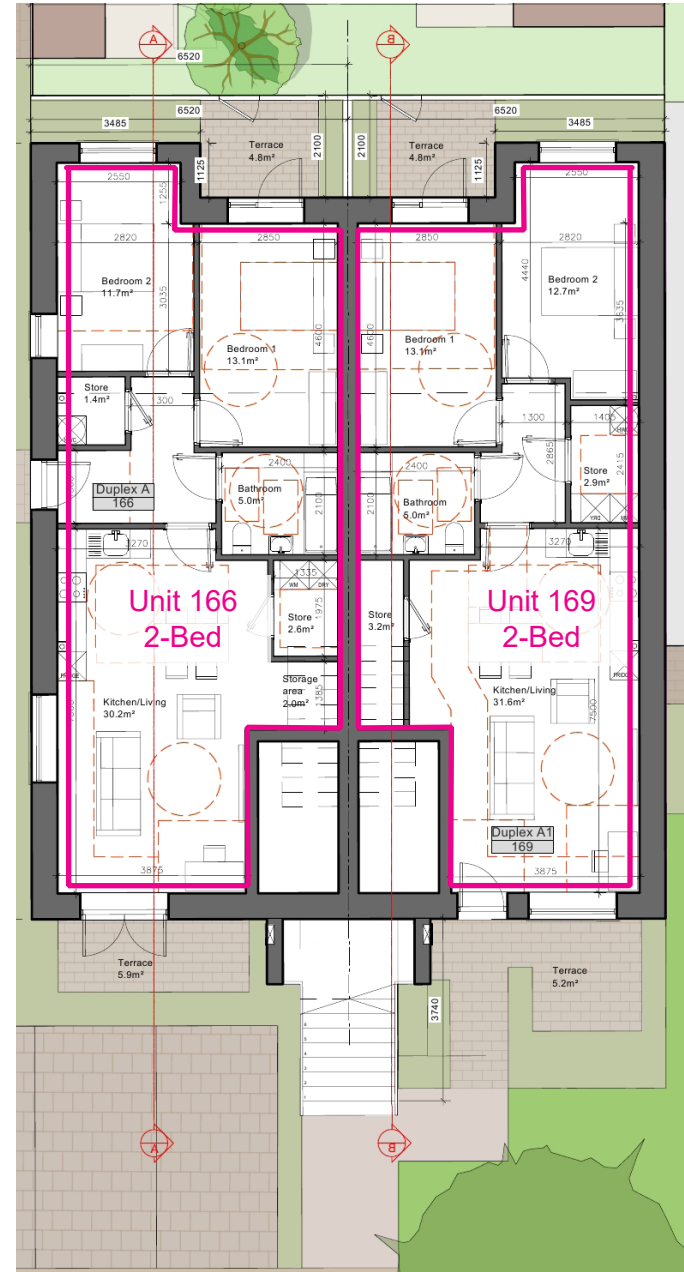
Unit 167 (2 Storey) - 3-Bed, 112.4 sqm

Unit 168 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

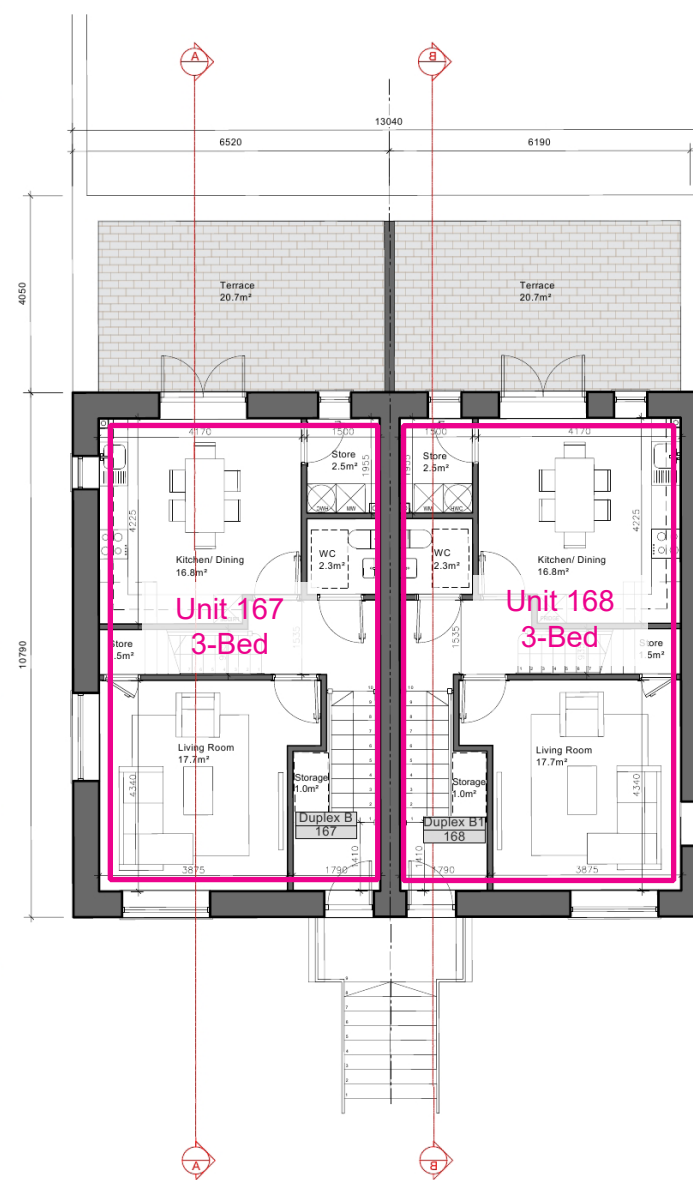


Figure 2.3 - Location of duplex block B2 (highlighted in pink).



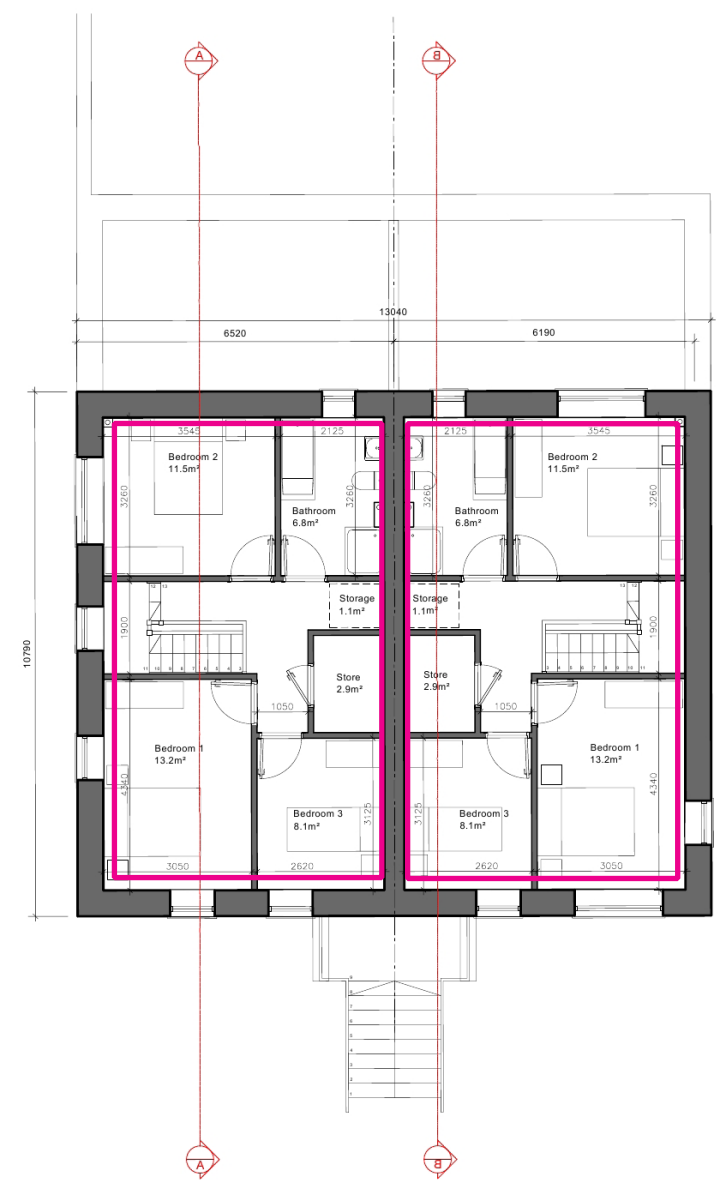
GROUND FLOOR PLAN
UNIT 166 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 169 (2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 167 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 168 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 167 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 168 (3 Bed Duplex.)
Area : 56.2 sqm

2.5 Duplex Block C1

Total of 4 homes comprising:

Ground Floor Apartments

Unit 170 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 173 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

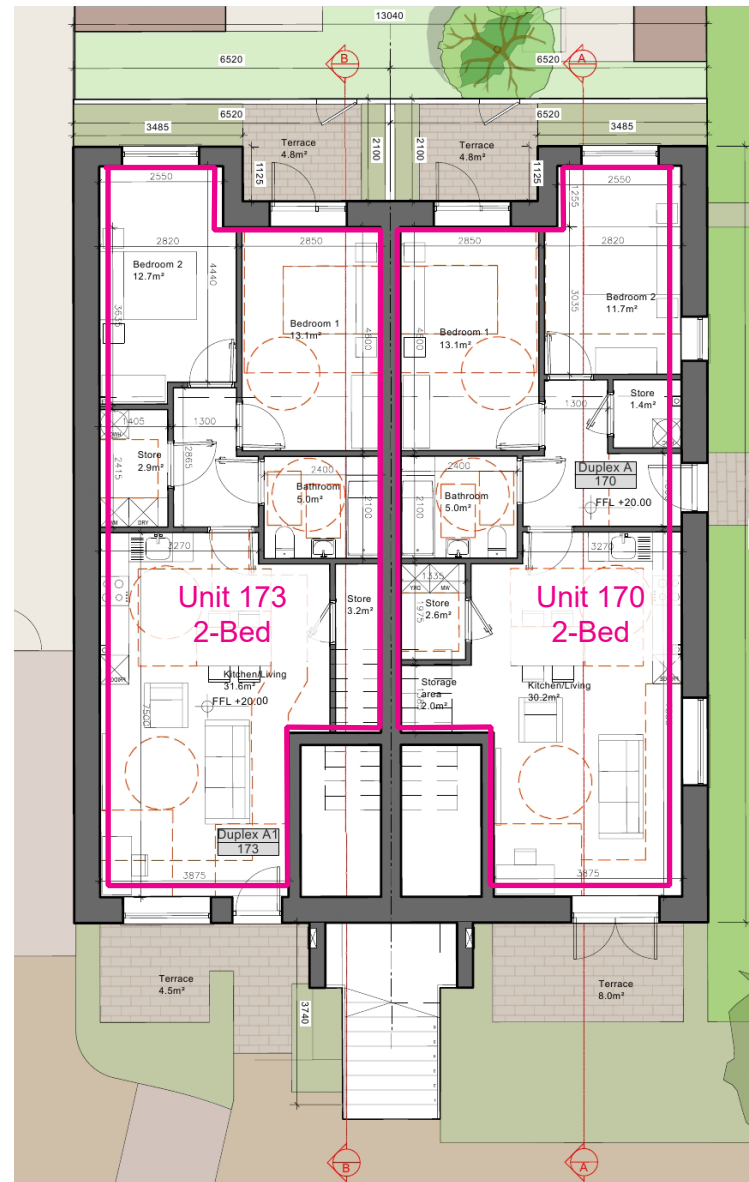
Unit 171 (2 Storey) - 3-Bed, 112.4 sqm

Unit 172 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

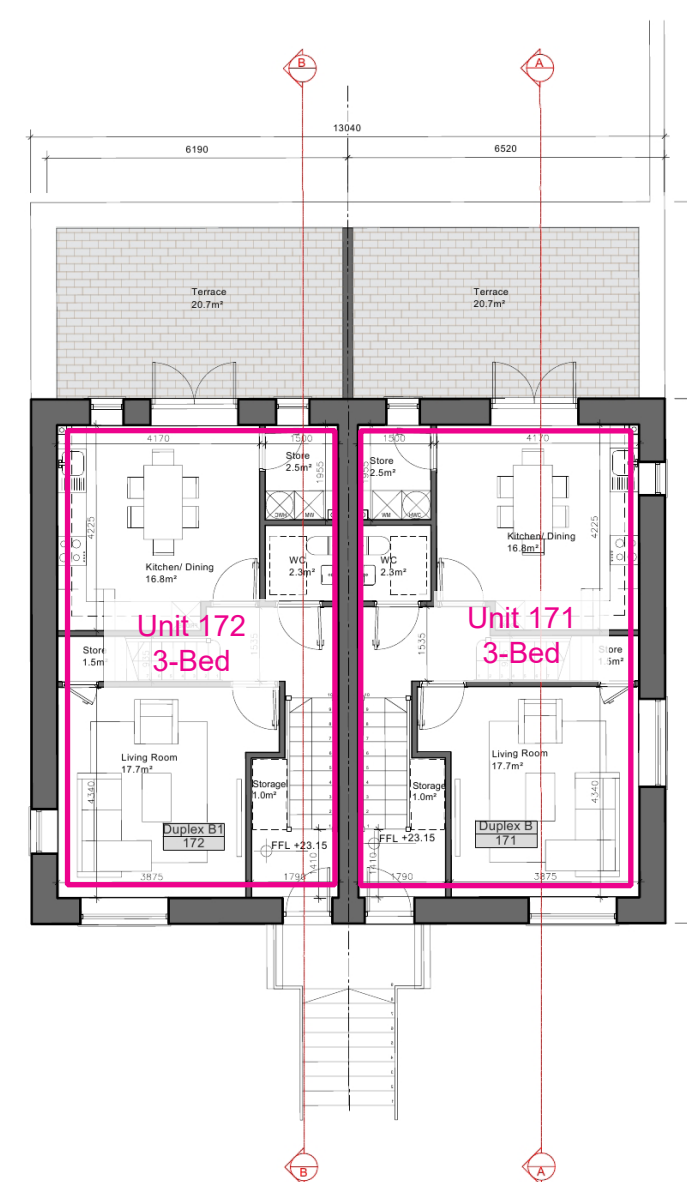


Figure 2.4 - Location of duplex block C1 (highlighted in pink).



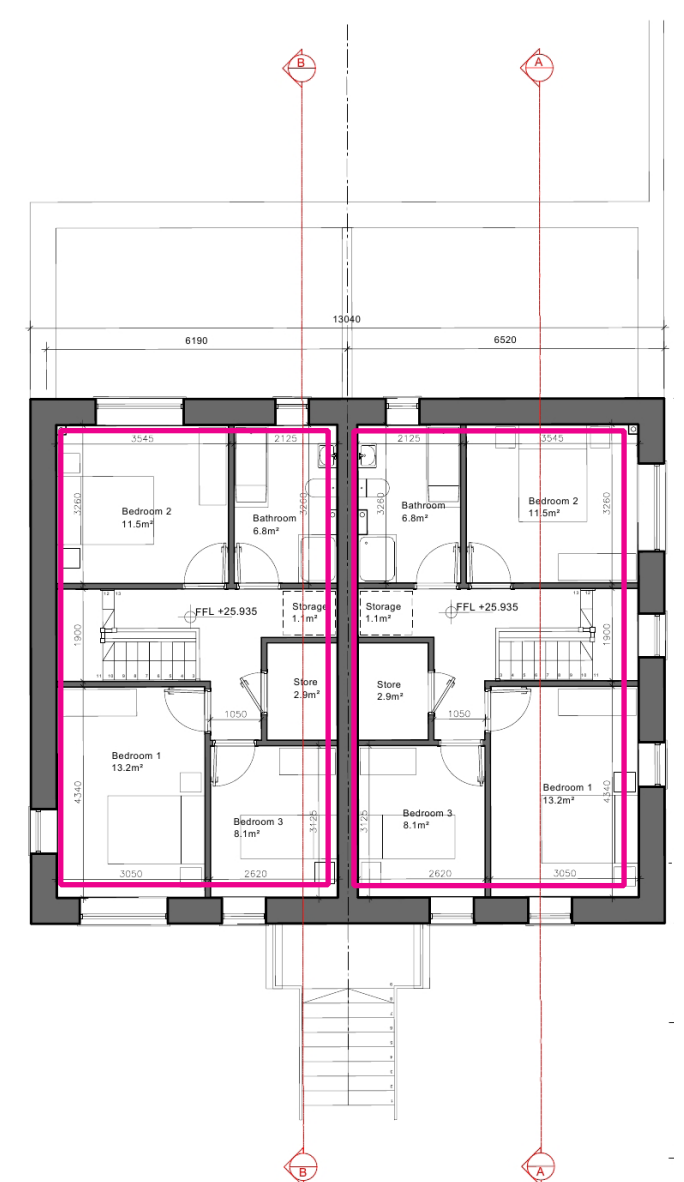
GROUND FLOOR PLAN
UNIT 173 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 170 (2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 172 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 171 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 172 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 171 (3 Bed Duplex.)
Area : 56.2 sqm

2.0 DUPLEX FLOOR PLANS

2.6 Duplex Block C2

Total of 4 homes comprising:

Ground Floor Apartments

Unit 174 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 177 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

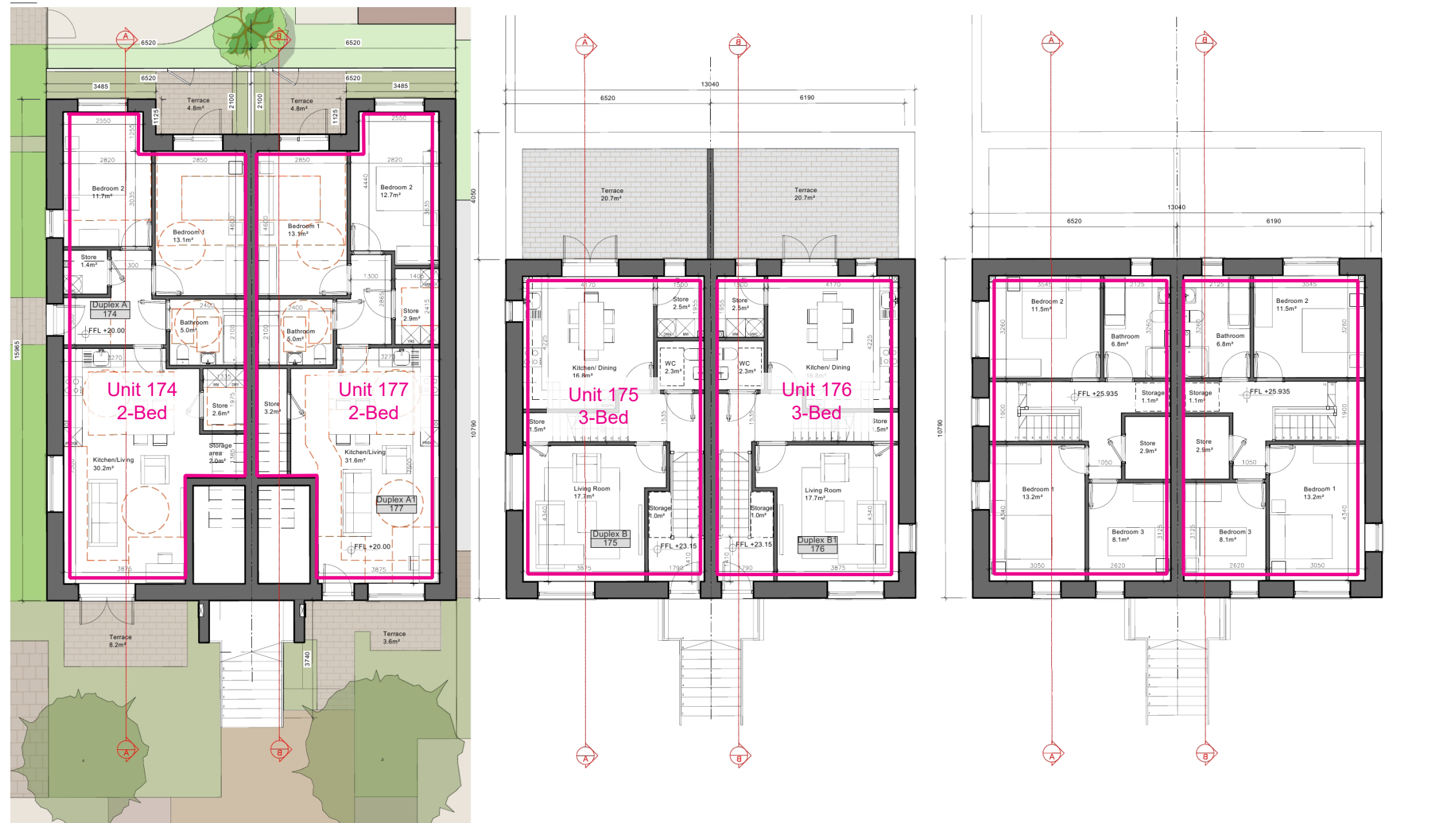
Unit 175 (2 Storey) - 3-Bed, 112.4 sqm

Unit 176 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area



Figure 2.5 - Location of duplex block C2 (highlighted in pink).



GROUND FLOOR PLAN
UNIT 174 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 177 (2 Bed Apt.)
Area : 76.4 sqm

FIRST FLOOR PLAN
UNIT 175 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 176 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 175 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 176 (3 Bed Duplex.)
Area : 56.2 sqm

2.7 Duplex Block D1

Total of 4 homes comprising:

Ground Floor Apartments

Unit 178 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 181 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

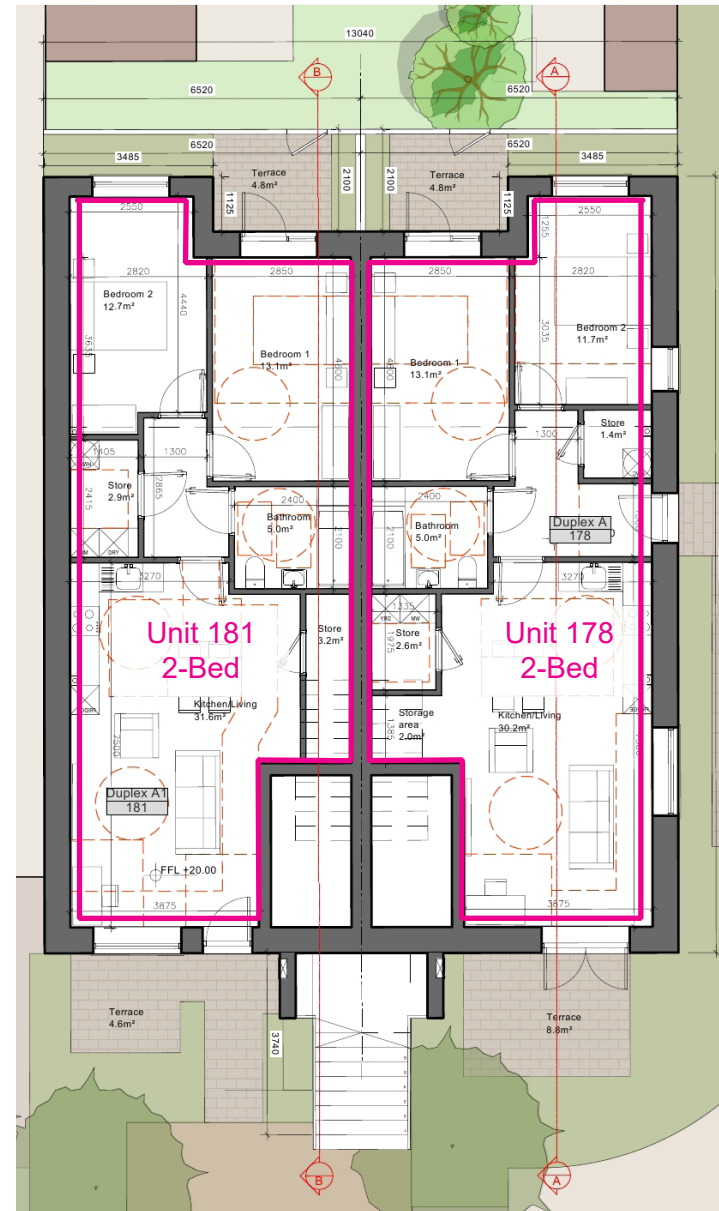
Unit 179 (2 Storey) - 3-Bed, 112.4 sqm

Unit 180 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

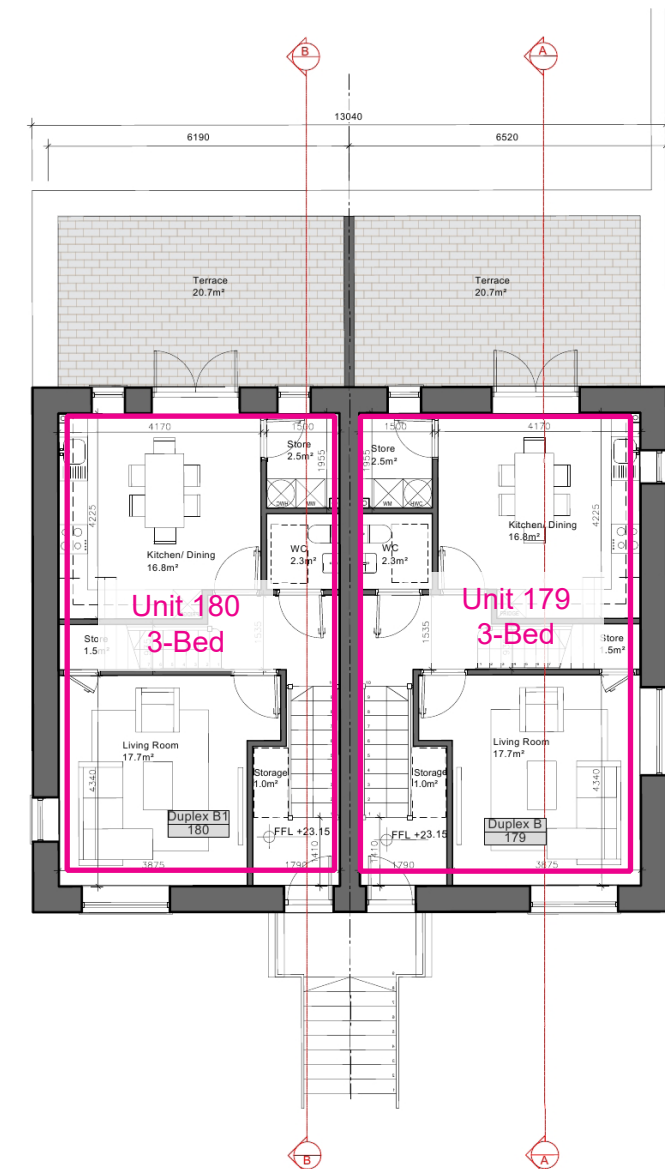


Figure 2.6 - Location of duplex block D1 (highlighted in pink).



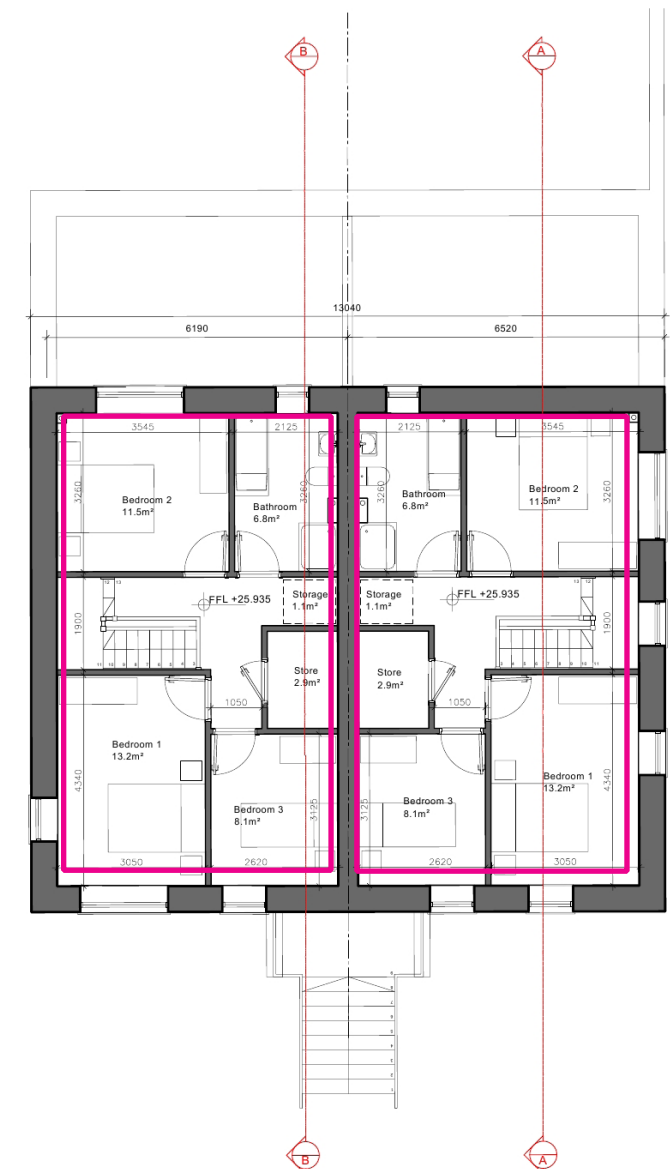
GROUND FLOOR PLAN
UNIT 181 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 178 (2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 180 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 179 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 180 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 179 (3 Bed Duplex.)
Area : 56.2 sqm

2.0 DUPLEX FLOOR PLANS

2.8 Duplex Block D2

Total of 4 homes comprising:

Ground Floor Apartments

Unit 182 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 185 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

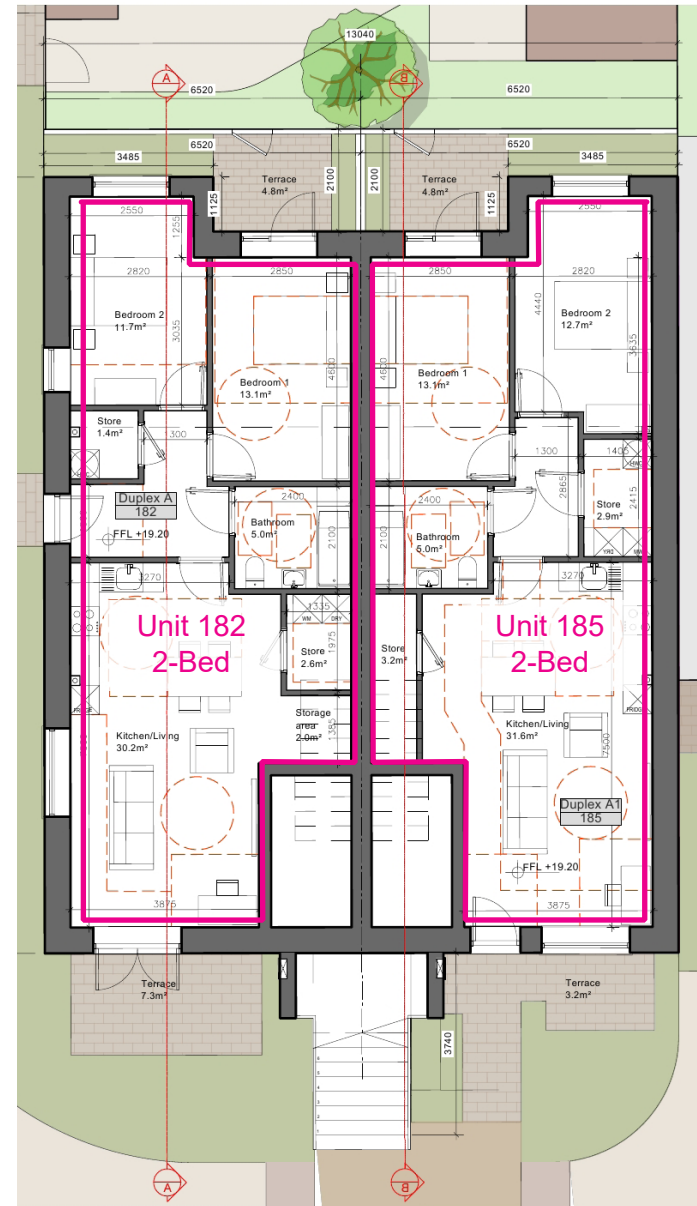
Unit 183 (2 Storey) - 3-Bed, 112.4 sqm

Unit 184 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

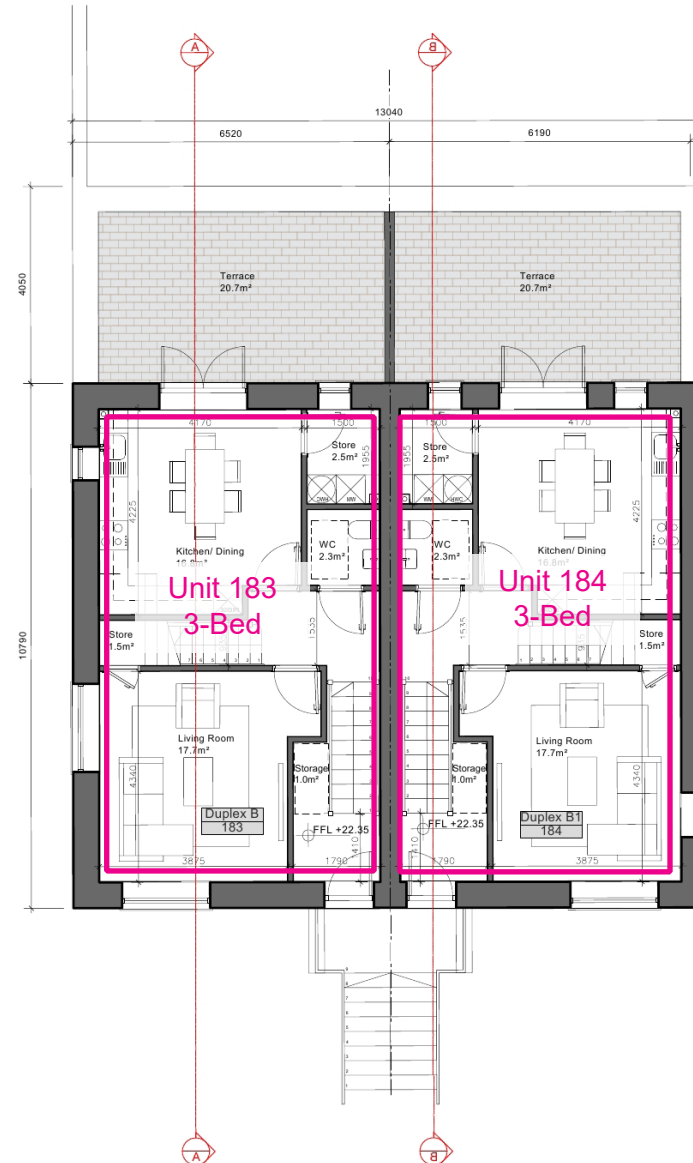


Figure 2.7 - Location of duplex block D2 (highlighted in pink).



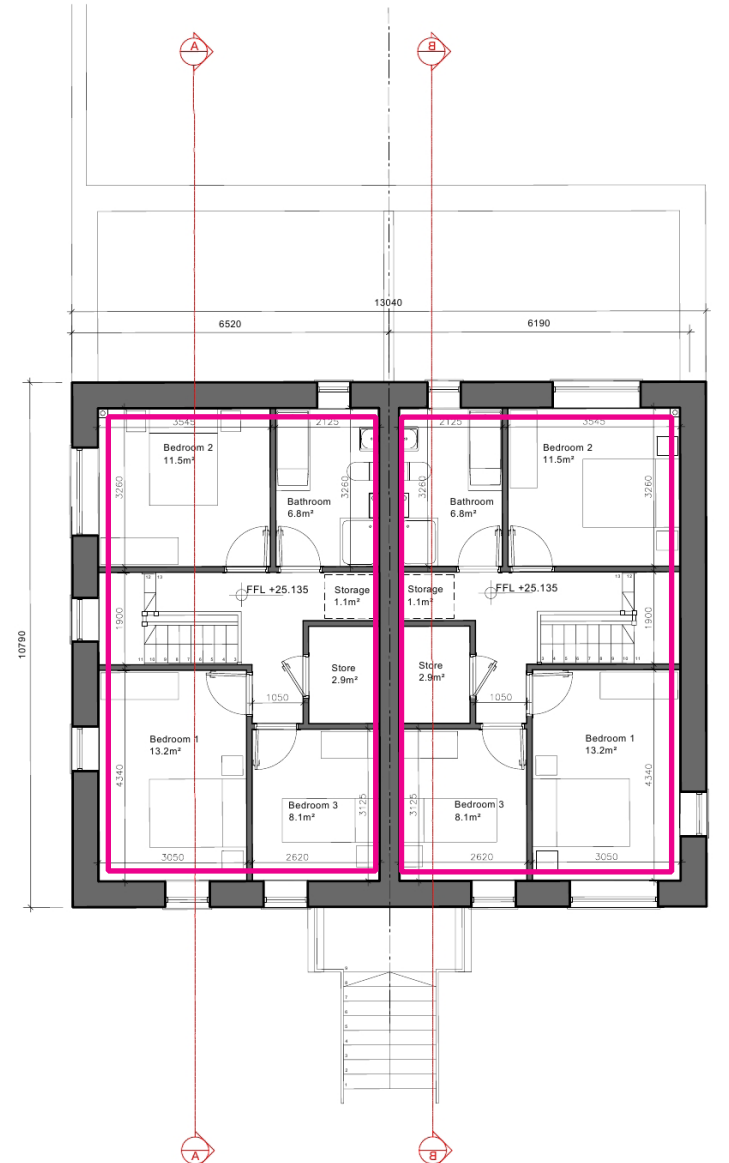
GROUND FLOOR PLAN
UNIT 182 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 185 (2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 183 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 184 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 183 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 184 (3 Bed Duplex.)
Area : 56.2 sqm

2.9 Duplex Block D3

Total of 4 homes comprising:

Ground Floor Apartments

Unit 186 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 189 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

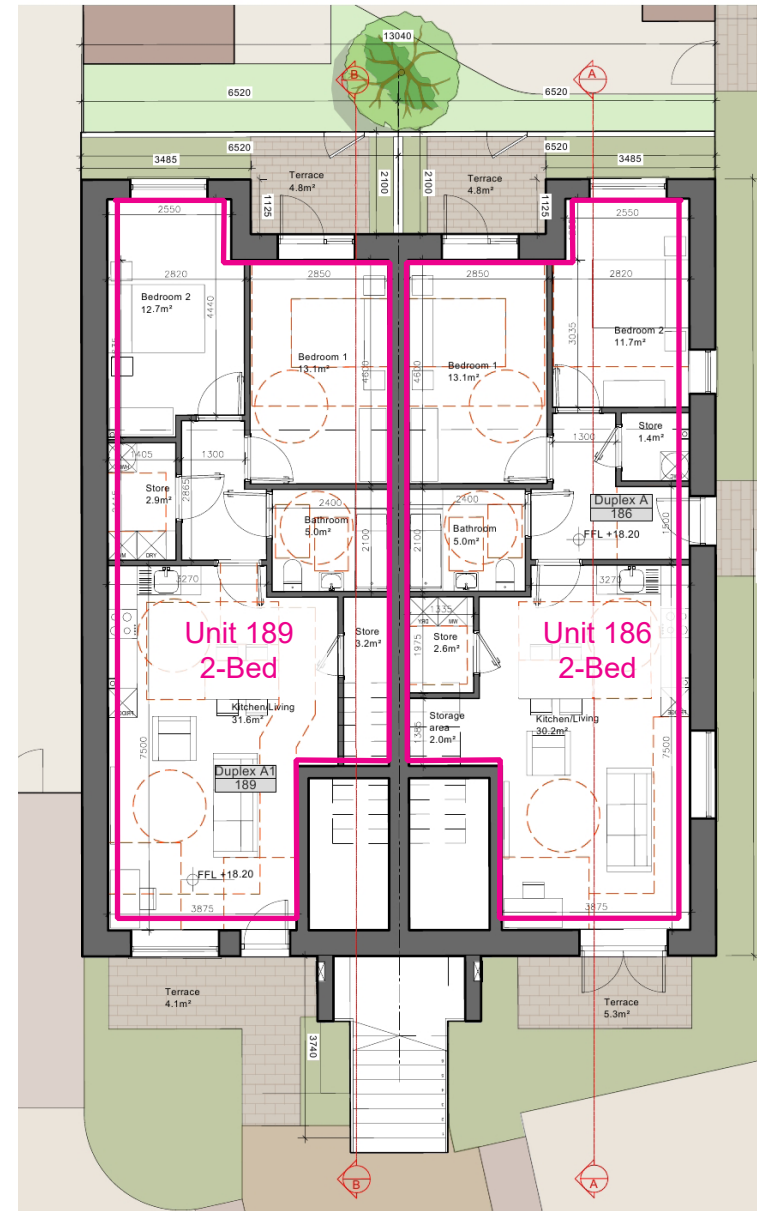
Unit 188 (2 Storey) - 3-Bed, 112.4 sqm

Unit 187 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area

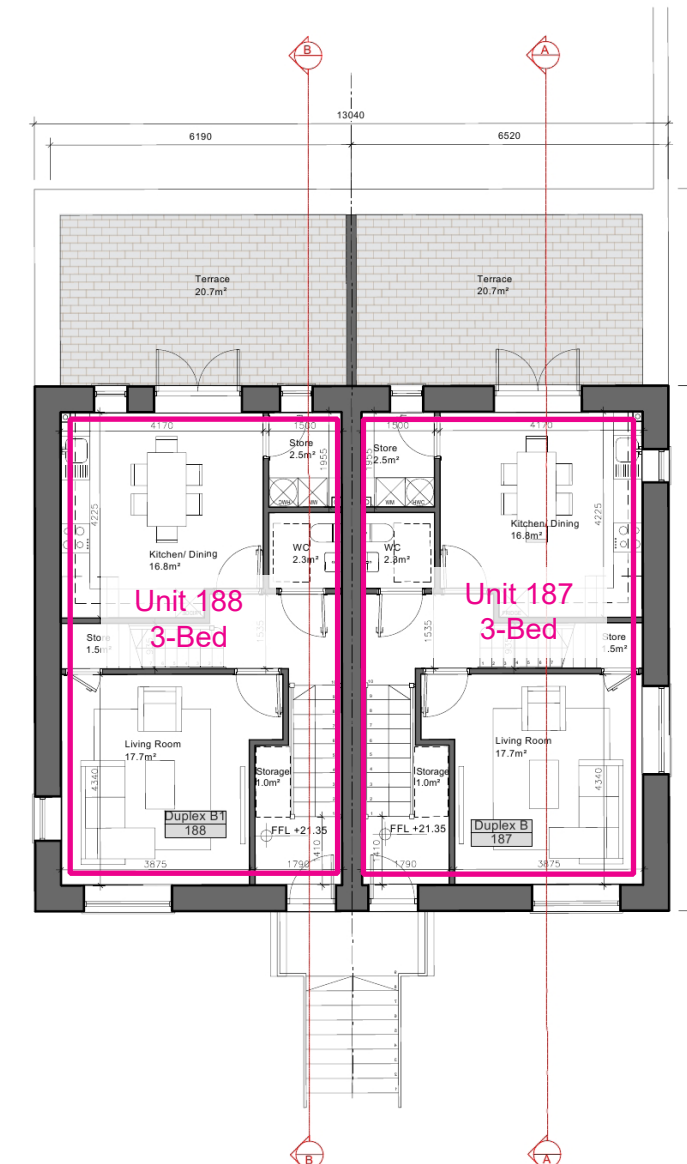


Figure 2.8 - Location of duplex block D3 (highlighted in pink).



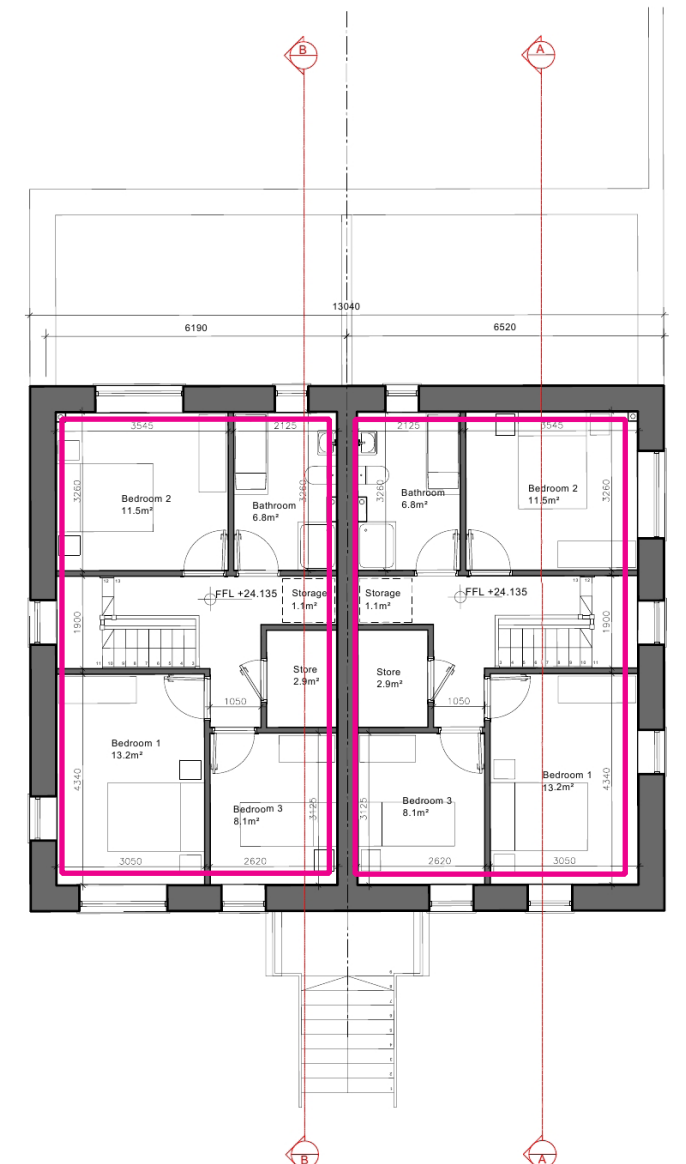
GROUND FLOOR PLAN
UNIT 189 (2 Bed Apt.)
Area : 76.4 sqm

GROUND FLOOR PLAN
UNIT 186 (2 Bed Apt.)
Area : 76.4 sqm



FIRST FLOOR PLAN
UNIT 188 (3 Bed Duplex.)
Area : 56.2 sqm

FIRST FLOOR PLAN
UNIT 187 (3 Bed Duplex.)
Area : 56.2 sqm



SECOND FLOOR PLAN
UNIT 188 (3 Bed Duplex.)
Area : 56.2 sqm

SECOND FLOOR PLAN
UNIT 187 (3 Bed Duplex.)
Area : 56.2 sqm

2.0 DUPLEX FLOOR PLANS

2.10 Duplex Block D4

Total of 4 homes comprising:

Ground Floor Apartments

Unit 190 (Age-Friendly) - 2-Bed, 76.4 sqm

Unit 193 (Age-Friendly) - 2-Bed, 76.4 sqm

First Floor Duplex Units

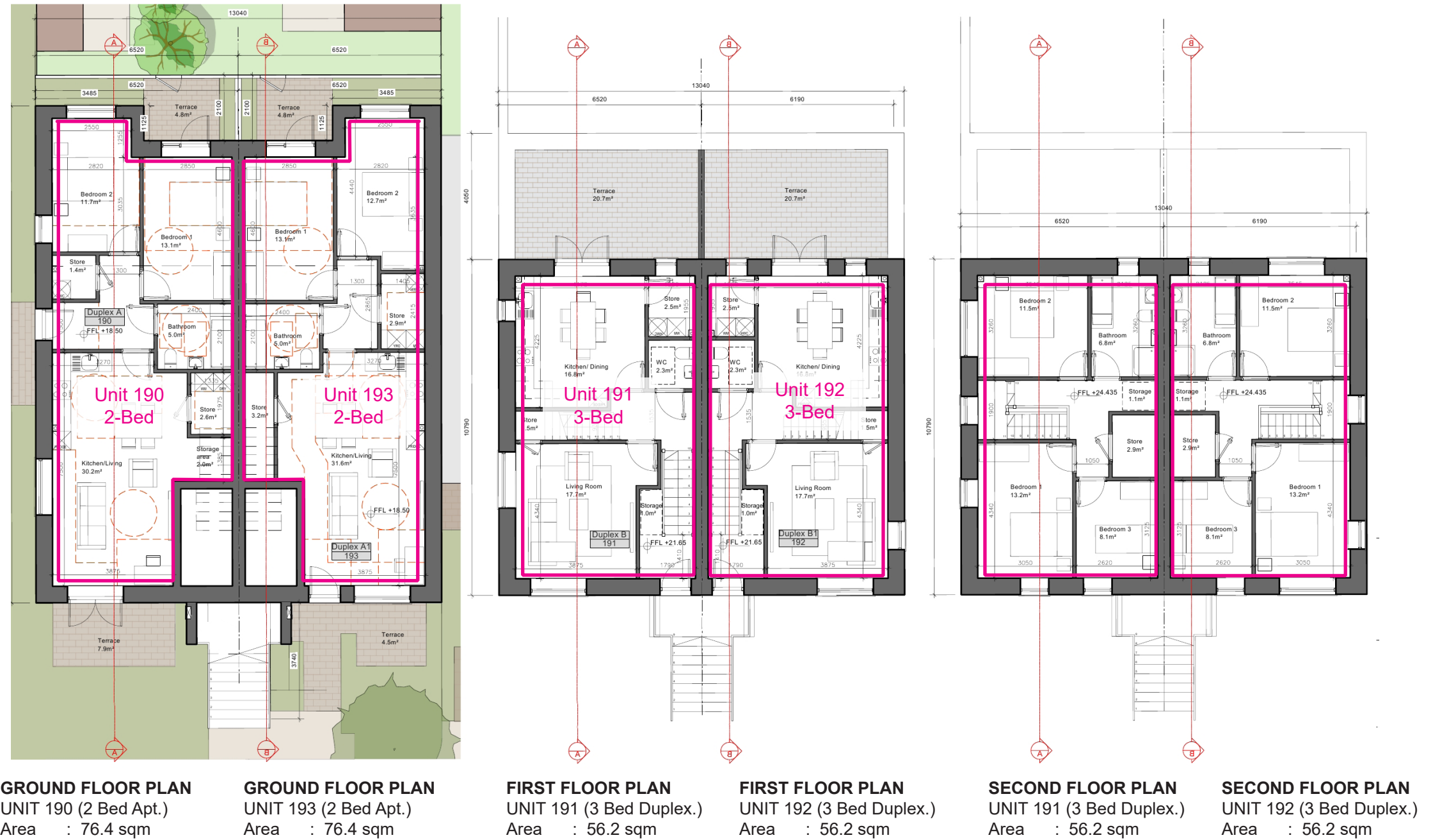
Unit 191 (2 Storey) - 3-Bed, 112.4 sqm

Unit 192 (2 Storey) - 3-Bed, 112.4 sqm

— Floor Area



Figure 2.9 - Location of duplex block D4 (highlighted in pink).



3.0 SCHEDULE OF ACCOMMODATION

Housing Quality Assessment - Duplex Units (Unit No.s 154-193)
 Former Teagasc Lands, Kinsealy
 Document No. KI-CCK-S1b-XX-SH-A-1002
 Revision: P1

No. of Units	Unit Type	Description	No. Bedrooms	% by beds	Gross Floor Area (sqm)
10	A	Apartment	2	25.00%	764.0
10	A1	Apartment	2	25.00%	764.0
10	B	Duplex	3	25.00%	1124.0
10	B1	Duplex	3	25.00%	1124.0
40				100.00%	3776.0
Age-Friendly Units					

DUPLEX BLOCK NAME	UNIT NUMBER	UNIT TYPE	GENERAL INFORMATION							TOTAL UNIT AREA		AGREGATE LIVING AREA		AGREGATE BEDROOM AREA		STORAGE AREA		PRIVATE OPEN SPACE AREA	
			DESCRIPTION	ENTRANCE LEVEL	FAÇADE	NO. BEDROOMS	NO. BEDSPACES	ASPECT	ORIENTATION (PRIVATE OPEN SPACE)	TOTAL FLOOR AREA (m ²)	MIN. REQUIRED AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AGG. BEDROOM AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AREA (m ²)	PROPOSED AREA (m ²)	MIN. REQUIRED AREA (m ²)
Block A1	154	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	10.7	7
	155	B	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	156	B1	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	157	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	12.9	7
Block A2	158	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	10.6	7
	159	B	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	160	B1	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	161	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.9	7
Block B1	162	A	Apartment	Ground	Brick	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	10	7
	163	B	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	164	B1	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	165	A1	Apartment	Ground	Brick	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	10.2	7
Block B2	166	A	Apartment	Ground	Brick	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	10.7	7
	167	B	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	168	B1	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	169	A1	Apartment	Ground	Brick	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	10	7
Block C1	170	A	Apartment	Ground	Brick	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	12.8	7
	171	B	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	172	B1	Duplex	First	Brick	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	173	A1	Apartment	Ground	Brick	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.3	7
Block C2	174	A	Apartment	Ground	Brick	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	13	7
	175	B	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	176	B1	Duplex	First	Brick	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	177	A1	Apartment	Ground	Brick	2	2	Dual	E	76.4	73	31.6	30	24.8	24.4	6	6	8.4	7
Block D1	178	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	13.6	7
	179	B	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	180	B1	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	181	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.4	7
Block D2	182	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	12.1	7
	183	B	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	184	B1	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	185	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	E	76.4	73	31.6	30	24.8	24.4	6	6	8	7
Block D3	186	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	E	76.4	73	30.2	30	25.8	24.4	6.1	6	10.1	7
	187	B	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	188	B1	Duplex	First	Painted dashed render	3	5	Triple	W	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	189	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	E	76.4	73	31.6	30	24.8	24.4	6	6	8.9	7
Block D4	190	A	Apartment	Ground	Dashed render with brick plinth	2	2	Triple	W	76.4	73	30.2	30	25.8	24.4	6.1	6	12.5	7
	191	B	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	192	B1	Duplex	First	Painted dashed render	3	5	Triple	E	112.4	90	34.4	34	32.8	31.5	9	9	20.7	9
	193	A1	Apartment	Ground	Dashed render with brick plinth	2	2	Dual	W	76.4	73	31.6	30	24.8	24.4	6	6	9.3	7